

**Join Starbucks and Habit Burger!**



**SHOPS & PADS**

- PAD D - 1935 Foothill Pkwy
- PAD E - 1957 Foothill Pkwy
- BLDG F - 1973 Foothill Pkwy

**JOIN**



**AVAILABLE**

PAD D - RESTAURANT/RETAIL     BLDG F - RESTAURANT/RETAIL

- Suite 102 - 894 SF
- Suite 103 - 2,001 SF
- Suite 113 - 3,747 SF
- Suite 103 - 1,610 SF

**FEATURES**

- Immediately at Freeway on/off ramp
- Foothill Parkway Connector Now Links I-15 & SR-91
- Successful Co-Tenants



**Contact Information**

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\*SITE PLAN SUBJECT TO CHANGE



PYLON SIGN



EVERHOME SUITES  
EXTENDED STAY BY CHOICE HOTELS  
**NOW OPEN!**  
99 Rooms

**BLDG F - SIGNED TENANTS**

SMART - TEETH DENTAL	FOOTHILL PHARMACY	TOTALCARE WALK-IN CLINIC
ups	Herbal Nails & Spa	SB SUNSHINE
Deli Delicious	Foothill Donuts	charles SCHWAB
OSCAR TORTOLA GROUP		

**AVAILABLE**  
Suite 103 - 1,610 SF



BLDG E - SIGNED TENANTS

**AVAILABLE**  
Suite 113 (Restaurant)  
3,747 SF

**BLDG D**

**AVAILABLE**  
SUITE 102 - 894 SF  
SUITE 103 - 2,001 SF

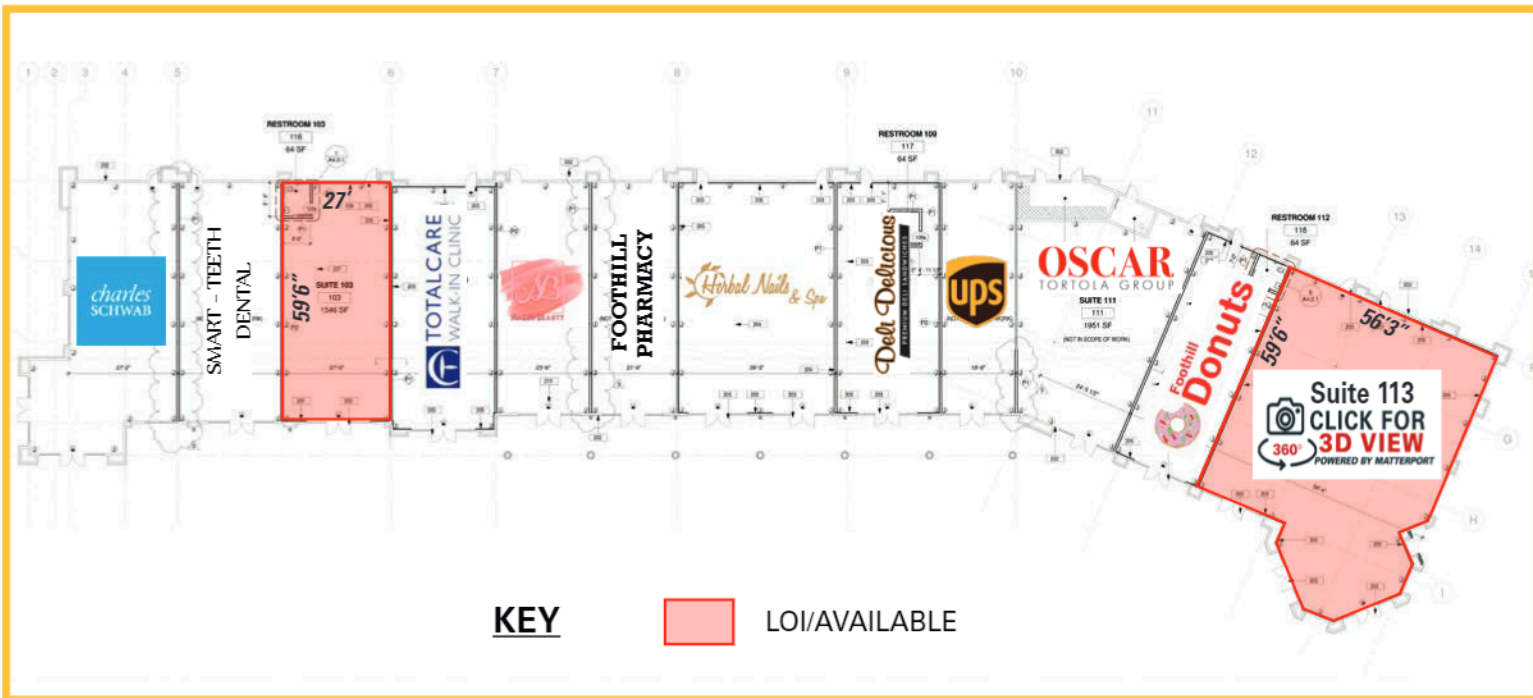


Suite 113  
CLICK FOR  
360° 3D VIEW  
POWERED BY MATTERPORT

Disclaimer: This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.







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**SHOPS & PADS**  
NWC I-15 & Foothill Pkwy/El Cerrito Rd  
Corona, CA

**PHOTOS**



## **SUCCESSFUL CO-TENANTS**





# SHOPS & PADS

NWC I-15 & Foothill Pkwy/El Cerrito Rd

# AERIAL



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# DEMOGRAPHICS

NWC I-15 & Foothill Pkwy/El Cerrito Rd, Corona, CA



<b>POPULATION</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Miles</b>	<b>5 Mile</b>
2022 Estimated Population	10,259	33,232	58,592	176,068
2027 Projected Population	10,664	34,513	60,882	185,630
2020 Census Population	10,092	32,436	57,118	171,743
2010 Census Population	9,651	30,886	54,967	166,416
Projected Annual Growth 2022 to 2027	0.8%	0.8%	0.8%	1.1%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.5%	0.5%
2022 Median Age	37.4	36.6	37.1	35.6
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2022 Estimated Households	2,946	10,029	17,776	53,526
2027 Projected Households	3,218	10,921	19,360	59,526
2020 Census Households	2,891	9,763	17,263	51,945
2010 Census Households	2,659	8,919	15,934	48,488
Projected Annual Growth 2022 to 2027	1.9%	1.8%	1.8%	2.1%
Historical Annual Growth 2010 to 2022	0.9%	1.0%	1.0%	0.9%
<b>RACE AND ETHNICITY</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2022 Estimated White	47.3%	47.5%	46.5%	40.5%
2022 Estimated Black or African American	4.7%	6.4%	6.2%	6.4%
2022 Estimated Asian & Pacific Islander	9.8%	14.1%	13.5%	11.9%
2022 Estimated American Indian & Native Alaskan	1.6%	1.2%	1.2%	1.4%
2022 Estimated Other Races	36.5%	30.8%	32.6%	39.7%
2022 Estimated Hispanic	45.7%	38.8%	41.0%	49.2%
<b>INCOME</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2022 Estimated Average Household Income	\$144,457	\$141,687	\$134,536	\$118,084
2022 Estimated Median Household Income	\$122,629	\$121,303	\$115,105	\$95,767
2022 Estimated Per Capita Income	\$41,528	\$42,827	\$40,919	\$35,951
<b>EDUCATION (AGE 25+)</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2022 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.4%	5.6%	7.5%
2022 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.1%	5.1%	7.1%
2022 Estimated High School Graduate	22.2%	20.9%	21.0%	24.6%
2022 Estimated Some College	25.0%	24.6%	24.2%	24.0%
2022 Estimated Associates Degree Only	10.1%	10.0%	9.7%	8.8%
2022 Estimated Bachelors Degree Only	19.9%	22.0%	21.5%	18.7%
2022 Estimated Graduate Degree	11.6%	14.0%	12.9%	9.4%
<b>BUSINESS</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2022 Estimated Total Businesses	332	1,411	2,794	6,742
2022 Estimated Total Employees	2,834	12,294	25,382	62,146
2022 Estimated Employee Population per Business	8.5	8.7	9.1	9.2
2022 Estimated Residential Population per Business	30.9	23.5	21.0	26.1